



**Warrenton Residency  
Land Development Section**

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NOV 13 2001

FAUQUIER COUNTY  
COMMUNITY DEVELOPMENT

**DATE:** November 9, 2001

**TO:** Ms. Elizabeth Cook, Chief of Planning  
Fauquier County Department of Community Development

**FROM:** Mrs. Kim Yeatman, Engineering Technician III

**SUBJECT:** D. Gregory Norris, Jr. and Others, Trustee  
PP02-S-02 – Old Bust Head Manor  
PIN Number 6996-86-8312-000

The Warrenton Residency Staff has completed our review of the above referenced Preliminary Subdivision Plan. We have no objection to the subdivision, but offer the following comments:

- If the right-of-way for Route 694 has not been dedicated, this should be dedicated along with the right-of-way for the subdivision.
- The Fauquier ADC map shows a Carrot Road in the proposed location of William Way. Was there a previous subdivision plan for this property?
- We have may have additional comments after we receive the final subdivision plan.
- A permit and sufficient surety will need to be posted prior to construction.
- All road design and construction shall be in accordance with VDOT's Subdivision Street Requirements manual and VDOT's Road and Bridge Standards.
- Road and other construction shall insure drainage water will not rise higher than 18" below the shoulder of proposed or existing public roads. At a minimum, culverts shall be designed to accommodate the following flood frequencies:

Secondary and Subdivision streets	10-year
Primary and Parkways	25-year
- All utilities placed within the highway right of way shall be placed on the outer 3 to 5 feet of the edge of the right of way. Manholes shall not be located in the pavement or shoulder of highways. Deviation from this condition requires prior approval by VDOT and will only be considered on case-by-case bases.
- Trees within street rights of way shall not be credited towards satisfying Fauquier County's tree canopy ordinance.
- Unpaved portions of street rights of way shall not be credited towards open space requirements.

If you have any questions, please feel free to give me a call at (540) 347-6441.

cc: Route 694 file

**ATTACHMENT 3**